Canada Mortgage and Housing Corporation

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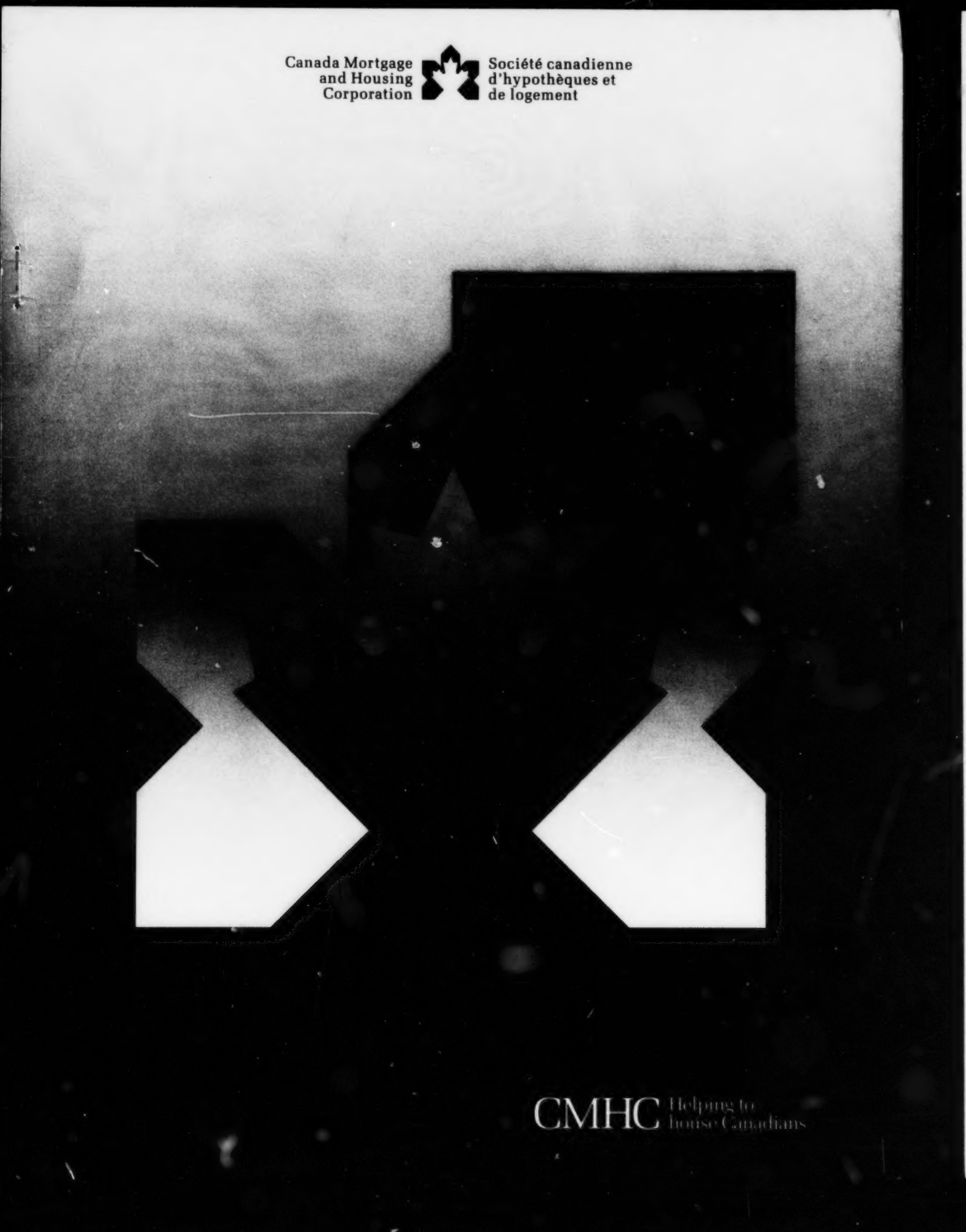

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SURVEY OF THE USE OF MUNICIPAL LOT INVENTORIES FOR RESIDENTIAL LAND SUPPLY MANAGEMENT

SURVEY OF THE USE OF MUNICIPAL LOT INVENTORIES FOR RESIDENTIAL LAND SUPPLY MANAGEMENT

REPORT PREPARED FOR

RESEARCH DIVISION

Canada Mortgage and Housing Corporation

BY

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1.0 INTRODUCTION

1.1 Background

This survey was conducted as part of a larger project initiated by the Research Division of Canada Mortgage and Housing Corporation, to examine current municipal land supply management practices in Canada. The goal of the overall project was to consolidate and disseminate knowledge about current practices and techniques used in the management of urban land supply.

1.2 Purpose of Survey

The objectives of the survey were:

(1) to determine the extent and nature of lot inventory surveys in urban municipalities across Canada, and the uses made of the surveys;

(2) to determine the current land supply analysis procedures applied in municipalities using lot inventory surveys; and

(3) to determine the level of interest among municipalities for the introduction of urban land supply monitoring as a land supply management tool and its perceived usefulness.

2.0 SURVEY PROCESS

The survey process was comprised of three tasks. They were the compilation of a list of municipal planning departments to be surveyed; the preparation and testing of the questionnaire and the administration of the survey. The following subsections present the pertinent details about these tasks.

2.1 Compilation of Mailing List

A list of municipalities across Canada, with populations of 50,000 and over, was drawn up in consultation with Canada Mortgage and Housing Corporation. The minimum population size of 50,000 was used because it was found to provide the regional representation of urban municipalities for the study as well as an adequate sample size. It was also found that by focussing the survey on the urban municipalities with a population of 50,000 and over, it would include the majority of significant urban growth centres, and the home locales of 61 percent of Canada's urban population.

Table 1 shows the distribution of the 104 municipalities to which the survey questionnaires were sent. Questionnaires were mailed to both municipal and regional planning offices as listed in the Directory of Planning Directors, published by the Intergovernmental Committee on

ACKNOWLEDGEMENTS

We would like to thank all the municipalities that participated in this survey.

In particular, we would like to thank Mr. Nick Tunnacliffe, Regional Municipality of Ottawa-Carleton; Mr. Robbie Roberts, City of Ottawa; Mr. William Leathem, City of Nepean; Mr. Claude Doucet, City of Gatineau; and Mme. Claudine Laroche-Brunet, Communauté Régionale de L'Outaouais, who assisted in testing the survey instrument, as well as Ms. Margie Eberle of Canada Mortgage and Housing Corporation who assisted in analyzing the responses.

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Table 1

DISTRIBUTION OF QUESTIONNAIRE TO SURVEY
LOT INVENTORY MONITORING BY MUNICIPALITIES

PROVINCE	Total Sent	Total Used	Not Used	Total Rec'd	Not Rec'd
British Columbia	19	13	6	19	--
Alberta	6	5	1	6	--
Saskatchewan	2	2	--	2	--
Manitoba	3	1	1	2	1
Ontario	44	41*	3	44	--
Quebec	21	18	--	18	3
New Brunswick	2	1	--	1	1
Nova Scotia	5	4	1	5	--
Newfoundland	2	2	--	2	--
TOTAL	104	87	12**	99	5

* One municipality has a population of 40,000.

** These municipalities were not used either because they were rural planning commissions, their total population was too small, or their jurisdictional responsibilities did not include land development monitoring.

Urban and Regional Research. The survey inadvertently sent questionnaires to ten municipalities that were below the required population size, however, because one of these was very close to the low boundary population of 50,000, it was decided that it be included in the survey.

Another three municipalities were excluded because they turned out to be either planning commissions responsible for the planning of several rural municipalities and townships or regional planning commissions that were not responsible for land development monitoring.

2.2 Preparation and Testing of the Questionnaire

Since the survey covers several jurisdictions, having different systems of residential land development regulation, the questionnaire should ideally have been drafted with the participation of planners from each jurisdiction. However, owing to the time and budget constraints of the study, the questionnaire was drafted in consultation with the Research Division of the Canada Mortgage and Housing Corporation in Ottawa, and testing was limited to the planning departments of the Regional Municipality of Ottawa-Carleton (Ontario) and the Communauté Régionale de l'Outaouais (Quebec).

While the format of most of the questions and answers was based on the Ontario case, they were generally applicable to the other provinces. Some aspects of the questionnaire were not necessarily transferable, such as the answer options relating to the steps in the lot development process, however, it was expected that the respondents would translate these items to reflect local practice and elaborate on the system in the spaces provided.

The draft English version of the questionnaire was reviewed by the Statistics Division of Canada Mortgage and Housing Corporation, as well as by survey specialists from Statistics Canada. Their suggestions, where appropriate, were incorporated. The principal researcher met with planners of the Planning Departments of the Cities of Ottawa and Nepean and the Regional Municipality of Ottawa-Carleton to test the final draft questionnaire. Their comments and suggestions were noted for the final revision to the English version of the questionnaire.

The French translation of the questionnaire was tested with the assistance of the Planning Departments of the City of Gatineau and the Communaute Regionale de l'Outaouais. Suggestions made at the meeting to review the French version of the questionnaire resulted in a slight change in the format of the questionnaire and the addition of a question option concerning computerized land information systems.

Copies of the two questionnaires are contained in Appendices A and B.

2.3 Administration of the Questionnaire

The surveys were mailed in early February 1984 with a letter seeking responses in three weeks. Three weeks after the initial target date, with 80 returns in hand from the mailing of 104 questionnaires, 24 follow-up letters were mailed. In early April, all returns were tabulated to provide the results herein.

3.0 SURVEY CONTENT

The survey questionnaire was divided into three parts. In the introductory section, municipalities were asked to indicate whether raw land and residential lots inventories were conducted, as well as the year in which each of these surveys was started. If they conducted inventories of residential lots, Part I of the questionnaire would apply, if not, then they would answer Part II of the questionnaire which concerned their plans for future lot inventory surveys. Part III was the conclusion section in which they could comment on the survey itself or on land supply management, in general.

4.0 SURVEY RESULTS

Tables 1 through 16 present a capsulization, in tabular form, of the results of the survey. The results are discussed under seven sections viz. distribution of respondents, summary of inventory surveys, age of inventory surveys, format of lot inventory surveys, frequency of updates and publication of inventory surveys, uses of lot inventory surveys and lot inventory surveys planned by municipalities.

4.1 Distribution of Respondents

As shown in Table 1, an unusually high response totalling 99 replies was received to the mailing of 104 questionnaires.

However, twelve of the responses were not usable. Ten returns were received from municipalities with a population of less than 50,000. It was decided that one of them was close enough to the minimum population size to be included in the survey. The other three responses which were excluded came either from planning commissions responsible for the planning of several rural municipalities and townships or regional planning commissions that were not responsible for land development monitoring.

The 87 responses that were used represent a range of the larger city sizes, and every province except Prince Edward Island and the two northern territories.1 The names of the eighty-seven respondent municipalities are listed by province, in Appendix C.

4.2 Summary of Inventory Surveys

Table 2 summarizes the inventories of raw land and residential lots conducted by municipalities. Fifty-eight or two-thirds of the municipalities conduct inventories of raw land, while 66 percent conduct inventories of residential lots. Of those municipalities which do not conduct inventories of residential lots, fifty-three percent indicated that they were planning to do so, while only 37 percent of municipalities which do not conduct inventories of raw land were planning to do so in the future.

At a regional level, the survey of raw land inventories was the least prevalent in the Atlantic provinces. The practice appears to become more common as one moves westwards. Sixty-six percent of the urban municipalities in Quebec conduct raw land inventories while 68 percent do so in Ontario. In Alberta, it is 100 percent and 77 percent in British Columbia.

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1 No questionnaires were mailed to the northern territories or Prince Edward Island because of the city size limitations.

Table 2

INVENTORIES CONDUCTED OF RAW LAND
AND RESIDENTIAL DEVELOPMENT LOTS BY MUNICIPALITIES

PROVINCE	RAW LAND INVENTORIED					RESIDENTIAL DEVELOPMENT LOTS INVENTORIED				
	YES	NO Plans to Inventory in Future			Total Respondents	YES	NO Plans to Inventory in Future			Total Respondents
		Yes	No	Total			Yes	No	Total	
Newfoundland	-	1	1	2	2	-	1	1	2	2
New Brunswick	1	-	-	-	1	1	-	-	-	1
Nova Scotia	1	1	2	3	4	-	2	2	4	4
Quebec	12	3	3	6	18	8	5	5	10	18
Ontario	28	3	10	13	41	33	4	4	8	41
Manitoba	-	-	1	1	1	1	-	-	-	1
Saskatchewan	1	1	-	1	2	1	1	-	1	2
Alberta	5	-	-	-	5	4	1	-	1	5
British Columbia	10	2	1	3	13	9	2	2	4	13
TOTAL	58	11	18	29	87	57	16	14	30	87

As in raw land inventory surveys, the western states are on the whole more active in conducting lot inventory surveys than the central and eastern provinces. Only two of the municipalities surveyed in the Atlantic region undertake raw land inventory surveys, while only one conducts residential lot inventories.

While the western provinces also showed a strong tendency to survey lot inventories, the frequency is slightly lower than in the survey of raw land inventories. At 80 percent, Ontario had the highest proportion of municipalities surveying lot inventories. Quebec, on the other hand, showed a lower incidence of surveying lot inventories than raw land.

4.3 Age of Inventory Surveys

The ages of the inventory surveys in the various provinces are summarized in Tables 3 and 4. Table 3 shows that the majority of the raw land inventory surveys were started in the last 10 years. A total of 33 surveys were started between 1975 and 1984. The western provinces appear to have started surveys earlier than Ontario, Quebec, and the Atlantic Provinces.

Table 3

AGE OF RAW LAND INVENTORY SURVEYS
CONDUCTED IN MUNICIPALITIES

PROVINCE	YEAR STARTED					TOTAL RESPONDENTS
	Pre 1955	1955-64	1965-74	1975-84	Not Known	
Newfoundland	--	--	--	--	--	--
New Brunswick	--	--	--	1	--	1
Nova Scotia	--	--	1	--	--	1
Quebec	1	--	2	9	--	12
Ontario	--	1	9	15	3	28
Manitoba	--	--	--	--	--	--
Saskatchewan	1	--	--	--	--	1
Alberta	--	1	2	1	1	5
British Columbia	--	1	2	7	--	10
TOTAL	2	3	16	33	4	58
CUMULATIVE TOTAL	2	5	21	54	58	58

Table 4

AGE OF RESIDENTIAL LOT INVENTORY SURVEYS

CONDUCTED IN MUNICIPALITIES

PROVINCE	YEAR STARTED							TOTAL
	Pre 1960	1960-64	1965-69	1970-74	1975-79	1980-84	Not Known	
Newfoundland	--	--	--	--	--	--	--	--
New Brunswick	--	--	1	--	--	--	--	1
Nova Scotia	--	--	--	--	--	--	--	--
Quebec	1	--	--	--	2	4	1	8
Ontario	--	--	--	8	18	5	2	33
Manitoba	--	--	--	--	1	--	--	1
Saskatchewan	--	1	--	--	--	--	--	1
Alberta	--	1	--	2	--	1	--	4
British Columbia	--	--	1	2	1	4	1	9
TOTAL	1	2	2	12	22	14	4	57
CUMULATIVE TOTAL	1	3	5	17	39	53	57	57

Table 4 shows that the surveying of residential lot inventories was started, on the whole, more recently than raw land inventory surveys. The period with the highest number of residential lot inventories started was between 1975 to 1979 with the majority in Ontario. As shown in Table 4, by 1979, 68 percent of the municipalities were conducting lot inventories.

4.4 Format of Lot Inventory Surveys

Table 5 shows which stages in the land development process are used, in municipal lot inventories, to classify the development lots. Most municipalities surveyed in New Brunswick, Ontario, Manitoba, Alberta and British Columbia record at least the following basic stages:

- lots proposed in subdivisions;
- lots approved for development;
- registered, serviced lots.

This trend indicates that they are monitoring the key milestones of the subdivision development process. The first two categories were used by more than 80 percent of the municipalities and the third category by 66.6 percent of the municipalities.

Only fourteen percent of the inventory surveys, with the majority in the province of Quebec, do not categorize the lots by stage of development.

Table 5

STAGES OF RESIDENTIAL LOT DEVELOPMENT USED BY MUNICIPALITIES IN CONDUCTING LOT INVENTORIES

DEVELOPMENT STAGE CATEGORIES	NFLD.	N.B.	N.S.	P.Q.	ONT.*	MAN.	SASK.	ALTA.	B.C.	NATIONAL TOTAL
Number of Municipalities Conducting Residential Lot Inventories	-	1	-	8	33	1	1	4	9	57
Lots created by zoning each year	-	-	-	-	3	-	-	-	-	3
Lots proposed in subdivisions	-	1	-	2	28	1	-	2	6	40
Lots approved for development	-	1	-	1	30	1	-	3	6	42
Registered unserviced lots	-	-	-	1	20	-	1	1	3	26
Registered serviced lots	-	1	-	2	22	-	-	3	4	32
Lots under construction	-	-	-	1	18	1	-	2	2	24
Lots built on, but unoccupied	-	-	-	-	1	-	1	-	-	2
Number which Categorize by Stage of Development	-	1	-	3	31	1	1	3	8	48
Number which do not Categorize by Stage of Development	-	-	-	5	1	-	-	1	1	8
TOTAL RESPONDENTS	-	1	-	8	32	1	1	4	9	56

* One Municipality did not answer this question.

Almost all municipalities who conduct lot inventory surveys use some form of housing classification to distinguish between different types of lots. Table 6 shows that only 7.0 percent of the municipalities do not categorize lots by housing classifications. Of those who do, the most common housing classification is the CMHC standard (single, semi, row, apartment), with density classifications being the next most commonly used.

4.5 Frequency of Updating and Publication of Inventory Surveys

While there is some variation in the updating cycles of both lot and raw land inventory surveys, Tables 7 and 8 show that updates are generally quite frequent. Ninety-one percent of lot inventory surveys are updated at least annually, and of these, 19 percent are those Ontario municipalities which operate continual updating systems. Seventy-four percent of the inventory surveys of raw land are updated annually or more frequently. It is apparent that the monitoring of the urban land supply process has become an established and regular activity for most of Canada's larger urban governments.

The difference between the updating periods in the survey of the two types of inventories indicate that municipalities need more current data concerning lots than data concerning raw land. The most prevalent updating frequency for lot inventory surveys is annual followed by continual systems. Eighty-seven percent of the municipalities which conduct lot inventories periodically, undertake them on a regular basis.

Table 6

TYPES OF HOUSING CLASSIFICATIONS USED BY
MUNICIPALITIES IN CONDUCTING LOT INVENTORIES

TYPE OF HOUSING CLASSIFICATION	NFLD.	N.B.	N.S.	P.Q.*	ONT.*	MAN.	SASK.	ALTA.	B.C.*	NATIONAL TOTAL
Number of Municipalities Conducting Residential Lot Inventories	-	1	-	8	33	1	1	4	9	57
Very basic (e.g. high, medium, low density)	-	-	-	4	7	-	-	-	1	12
CMHC Standard (e.g. single, semi, row, apartment)	-	-	-	1	25	1	1	2	2	32
Zoning categories (e.g. R1, R2, R3, etc.)	-	1	-	4	5	-	1	3	5	19
More elaborate system	-	-	-	-	3	-	-	1	1	5
Use Housing Classifications	-	1	-	8	30	1	1	4	8	53
Do Not Use Housing Classifications	-	-	-	-	3	-	-	-	1	4
TOTAL RESPONDENTS	-	1	-	8	33	1	1	4	9	57

* Some municipalities indicated that more than one system is used.

Table 7

FREQUENCY OF UPDATE OF
RESIDENTIAL LOT INVENTORY SURVEYS BY MUNICIPALITIES

PROVINCE	Number of Municipalities Conducting Lot Inventories	CONTIN-UALLY		PERIODICALLY										NOT AT ALL		TOTAL RESPONSES	
				REGULARLY								IRREGULARLY **					
				MONTHLY		QUARTERLY		SEMI-ANNUALLY		ANNUALLY							
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Newfoundland	—	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Brunswick	1	-	-	-	-	-	-	-	-	-	-	-	-	1	100	1	100
Nova Scotia	—	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Quebec	8	3	38	-	-	-	-	2	25	1	12	2	25	-	-	8	100
Ontario *	33	11	32	2	6	1	3	6	18	12	35	2	6	-	-	34	100
Manitoba	1	1	100	-	-	-	-	-	-	-	-	-	-	-	-	1	100
Saskatchewan	1	-	-	-	-	-	-	-	-	-	-	1	100	-	-	1	100
Alberta	4	-	-	-	-	-	-	-	-	4	100	-	-	-	-	4	100
British Columbia	9	1	11	1	11	4	44	-	-	3	34	-	-	-	-	9	100
TOTAL	57	16	28	3	5	5	9	8	14	20	34	5	8	1	2	58	100

* One municipality updates its residential lot inventory on a monthly basis as well as on an annual basis.

** Residential lot inventories are updated at irregular monthly or yearly intervals.

Table 8

FREQUENCY OF UPDATE OF
RAW LAND INVENTORY SURVEYS BY MUNICIPALITIES

PROVINCE	# of Municipalities conducting lot Inventories	CONTINUALLY		PERIODICALLY										Not At All		TOTAL	
				REGULARLY								IRREGULARLY					
				Monthly		Quarterly		Semi-Annually		Annually		Other*					
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Newfoundland	—	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Brunswick	1	-	-	-	-	-	-	-	-	-	-	-	-	1	100	1	100
Nova Scotia	1	-	-	-	-	-	-	-	-	-	-	1	100	-	-	-	-
Quebec	12	1	8	1	8	2	17	2	17	2	17	1	8	3	25	-	-
Ontario	28	1	4	2	7	2	7	4	14	12	43	-	-	6	21	1	4
Manitoba	--	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Saskatchewan	1	-	-	-	-	-	-	1	100	-	-	-	-	-	-	-	-
Alberta	5	-	-	-	-	-	-	-	-	5	100	-	-	-	-	-	-
British Columbia	10	-	-	1	10	2	20	-	-	3	30	-	-	4	40	-	-
TOTAL	58	2	3.5	4	7	6	10	7	12	22	38	2	3.5	13	22.5	2	3.5

TOTAL	
#	%
-	-
1	100
1	100
12	100
28	100
-	-
1	100
5	100
10	100
58	100

* Are updated every 2 or 5 years.

For raw land inventories, it was found that 70 percent of the municipalities conduct periodic surveys. The most frequent cycle is annual, with semi-annual updates being the next most prevalent. As expected, because of the lower rate of change in the status of raw land inventory, fewer municipalities maintain a continual update of this inventory.

Comparison of Tables 8 and 9 reveals the difference between the frequency of updating lot inventory surveys, and the frequency of publishing this information. Generally, municipalities do not publish the results of every inventory survey update. Ten percent of municipalities who conduct inventory surveys do not publish the updates at all. The majority publish on the same regular basis as they update their inventories - that is, annually.

The continual updating of lot inventories in a computerized information system, however, allows for the generation of reports on the status of the inventories as and when required by the municipality for subdivision approval decisions.

Table 9

FREQUENCY OF PUBLICATION
OF MUNICIPAL RESIDENTIAL LOT INVENTORY REPORTS

PROVINCE	# Municipalities Conducting Lot Inventories	REGULARLY						IRREGULARLY	NOT AT ALL	TOTAL RESPONSES
		MONTHLY	TIMES PER YEAR							
			4	3	2	1	OTHER			
Newfoundland	—	—	—	—	—	—	—	—	—	—
New Brunswick	1	—	—	—	—	—	—	1	—	1
Nova Scotia	—	—	—	—	—	—	—	—	—	—
Quebec	8	—	—	—	1	3	2	—	2	8
Ontario *	33	3	2	—	7	18	1	3	2	36
Manitoba	1	—	1	—	—	—	—	—	—	1
Saskatchewan	1	—	—	—	—	—	—	1	—	1
Alberta *	4	—	1	—	—	3	—	—	1	5
British Columbia	9	1	3	—	—	2	—	2	1	9
TOTAL	57	4	7	—	8	26	3	7	6	61

* Municipalities which publish other reports (monthly, quarterly, semi-annually) in addition to annual reports responded in more than one category.

4.6 Uses of Lot Inventory Surveys

Tables 10, 11 and 12 show why municipalities conduct lot inventories, and how these inventories are used to monitor the current land supply situation. It appears that the primary reason for undertaking municipal lot inventory surveys is to assist in land supply planning and development decisions. Eighty-two percent of municipalities who currently survey lot inventories do so to assist in infrastructure planning, according to Table 12. This planning is presumably striving to ensure that an adequate quality of serviced lots can be supplied, and avoid costly over investment in infrastructure. Most municipalities reported their ways of using the lot inventories for infrastructure planning as:

- assessing sub-regional patterns in the rates at which development areas are built up;

- projecting future take-up of services for the region and various sub-regional sectors.

Identifying shortages in the lot approval process and providing input to the approval process for subdivisions, are the next most commonly cited reasons for conducting lot inventory surveys.

Table 10

USES OF THE LOT INVENTORY SURVEY IN SUBDIVISION APPROVAL DECISIONS

USE	NFLD.	N.B.	N.S.	P.Q.	ONT.	MAN.	SASK.	ALTA.	B.C.	NATIONAL TOTAL
Number of Municipalities Conducting Lot Inventories	-	1	-	8	33	1	1	4	9	57
	# %	# %	# %	# %	# %	# %	# %	# %	# %	# %
Assessing the inventory of undeveloped lots against recent absorption rates	-	-	-	7 22	15 47	1 3	-	4 12	5 16	32 100
Assessing the inventory of undeveloped lots in the same subregional sector as the proposed subdivision against sectoral absorption rates	-	-	-	4 25	4 25	1 6	-	4 25	3 19	16 100
Assessing the inventory of undeveloped lots of the type in the proposed sub-division against recent absorption of that lot type	-	-	-	1 7	9 60	-	-	3 20	2 13	15 100
Assessing the inventory and absorption of the particular lot type in the particular subregion	-	-	-	1 8	7 54	-	-	3 23	2 15	13 100
Using Survey for Subdivision Approval Decisions	-	-	-	8	18	1	-	4	7	38
Not Using Survey for Subdivision Approval Decisions	-	1	-	-	15	-	1	-	2	19
TOTAL RESPONDENTS	-	1	-	8	33	1	1	4	9	57

Table 11

USES OF THE LOT INVENTORY SURVEY TO
IDENTIFY SHORTAGES IN THE APPROVAL PROCESS

USE	NFLD.	N.B.	N.S.	P.Q.	ONT.	MAN.	SASK.	ALTA.	B.C.	NATIONAL TOTAL
Number of municipalities conducting Lot Inventories	-	1	-	8	33	1	1	4	9	57
"Flow-through" analysis of the take-up of lots through the various stages recorded in the inventory.	-	-	-	4	10	-	-	2	2	18
"Flow-through" analysis of the take-up of lots through the various stages of the main subregional growth areas.	-	-	-	5	4	-	-	1	1	11
Assessment of the quantity of lots in each stage against "rules of thumb" for adequacy.	-	1	-	6	19	1	-	3	3	33
Assessment of the quantities of lots in each stage, disaggregated to the main subregional growth areas.	-	-	-	4	8	-	-	2	2	16
To identify delays in draft approved plans but not registered.	-	-	-	-	1	-	-	-	-	1
To assist in the staging of development policies.	-	-	-	-	1	-	-	1	-	2
Number using Lot Inventory to identify shortages in Lot Approval Process.	-	1	-	6	23	1	-	3	4	38
Number not using Lot Inventory to identify shortages in Lot Approval Process.	-	-	-	2	10	-	1	1	5	19
TOTAL RESPONDENTS	-	1	-	8	33	1	1	4	9	57

Table 12

USES OF THE LOT INVENTORY SURVEY IN INFRASTRUCTURE PLANNING

USE	NFLD.	N.B.	N.S.	P.Q.	ONT.	MAN.	SASK.	ALTA.	B.C.	NATIONAL TOTAL
Number of Municipalities Conducting Residential Lot Inventories	-	1	-	8	33	1	1	4	9	57
Assessing subregional patterns in the rates at which development areas are built	-	-	-	6	17	-	-	4	5	32
Projecting future take-up of services for the entire region	-	-	-	4	17	1	-	3	6	31
Projecting future take-up of services for various sub-regional sectors	-	-	-	4	20	-	-	3	6	33
Planning capital projects for staging of development	-	-	-	-	-	-	-	1	3	4
Used in long range planning of transportation, education and other community services	-	1	-	-	2	-	-	-	-	3
To assess rights-of-way requirements in development areas	-	-	-	1	-	-	-	-	-	1
Use Lot Inventory In Infrastructure Planning	-	1	-	6	26	1	-	4	9	47
Do Not Use Lot Inventory in Infrastructure planning	-	-	-	2	7	-	1	-	-	10
TOTAL RESPONDENTS	-	1	-	8	33	1	1	4	9	57

Current land supply analysis procedures are employed by most municipalities in making use of the inventory surveys. For example, in making subdivision approval decisions a municipality is most likely to assess the inventory of undeveloped lots against recent absorption rates (see Table 10). Table 11 indicates that over one-half of municipalities assess the quantity of lots at each stage of the development process against "rules of thumb" for adequacy in order to identify shortages. Various forms of "flow through" analysis were also popular among these municipalities.

It is interesting to observe, in Table 13, the different uses made of the inventories by private developers. There are:

- to determine what is selling best - 62 percent;

- to support applications for zoning changes - 56 percent;

- to identify their competition - 56 percent.

The developers base lot production and inventory decisions on recent trends in the results of the land supply monitor. While it must be cautioned that the foregoing are impressions about developers' uses of inventories, as reported by municipal planners, it is recognized that these are well-informed sources.

Table 13

USES OF THE LOT INVENTORY SURVEY TO LOCAL DEVELOPERS

DEVELOPERS' USE OF LOT INVENTORY SURVEYS	NFLD.	N.B.	N.S.	P.Q.	ONT.	MAN.	SASK.	ALTA.	B.C.	NATIONAL TOTAL
To prepare briefs about the approval process	-	-	-	1	7	-	-	3	1	12
To support applications for zoning change	-	-	-	1	12	-	-	3	3	19
To determine what is selling best	-	-	-	-	15	-	-	2	4	21
To identify their competition	-	-	-	-	15	-	1	-	3	19
Used By Developers	-	-	-	2	23	-	1	3	5	34
Not Used By Developers	-	1	-	5	6	-	-	1	4	17
Unknown If Used By Developers	-	-	-	1	4	1	-	-	-	6
TOTAL RESPONDENTS	-	1	-	8	33	1	1	4	9	57
Number of Municipalities Conducting Residential Lot Inventories	-	1	-	8	33	1	1	4	9	57

The questionnaire also generated some responses to open-ended questions about other uses of the inventories. Other examples of use are:

- to coordinate population growth with lot supply; and

- to identify potential development and growth areas for input into land use analysis for non-residential purposes (business developments, shopping patterns and industrial areas).

4.7 Lot Inventory Surveys Planned by Municipalities

Those municipalities which are not currently conducting lot inventory surveys were asked if they planned to begin such lot surveys in the future. The majority said yes. This, combined with the large proportion of municipalities who now conduct regular lot inventory surveys, is evidence of a high degree of interest in monitoring the residential land supply.

Out of 30 municipalities which do not currently conduct residential lot surveys (34 percent of all municipalities surveyed), 16 indicated that they plan to do so in the future. These municipalities were asked about their reasons for conducting a survey and the stages of lot development and housing classification they plan to use.

Table 14 shows that the two most common reasons given for introducing a system to monitor residential lots were to assist in infrastructure planning and to assist local industry in planning and marketing. Fewer municipalities indicated that they would use the surveys to assist in subdivision development approval. By comparing Tables 13 and 14, it is noted that a larger proportion of municipalities planning to establish a lot inventory survey system perceive it to be of use to local industry (75 percent) than do the municipalities which currently operate one (60 percent).

The stages of lot development by which municipalities plan to categorize lots in their lot inventory surveys were found to be generally similar to those currently used in such surveys. Table 15 indicates that most municipalities plan to use four stages of lot development in their surveys. These are lots in proposed subdivisions, lots approved for development, unserviced registered lots, and serviced residential lots.

Housing classifications that would be used in the proposed lot inventory surveys are a combination of both the CMHC standard and zoning categories, as shown in Table 16. The Ontario municipalities reported the intention to use various housing classification systems in conjunction with each other, presumably to allow for greater depth in analysis of lot availability.

Table 14

REASONS GIVEN BY MUNICIPALITIES PLANNING TO CONDUCT LOT INVENTORY SURVEYS

PURPOSE OF INVENTORIES	NFLD	N.B.	N.S.	P.Q.	ONT.	MAN.	SASK.	ALTA.	B.C.	NATIONAL TOTAL
To assist in subdivision approval decisions	1	-	1	1	3	-	-	1	1	8
To assist in infrastructure planning	1	-	2	3	4	-	1	-	2	13
To identify bottlenecks or shortages in subdivision processing	-	-	1	1	3	-	-	-	-	5
To assist local industry in planning and marketing	1	-	2	3	3	-	-	1	2	12
For information to public and industry	-	-	-	1	-	-	-	-	1	2
TOTAL RESPONDENTS	1	-	2	5	4	-	1	1	2	16
Number of Municipalities planning to Conduct Inventories	1	-	2	5	4	-	1	1	2	16

Table 15

STAGES OF RESIDENTIAL LOT DEVELOPMENT WHICH MUNICIPALITIES PLAN TO USE IN CONDUCTING LOT INVENTORY SURVEYS

DEVELOPMENT STAGE CATEGORIES	NFLD.	N.B.	N.S.	P.Q.	ONT.	MAN.	SASK.	ALTA.	B.C.	NATIONAL TOTAL
Lots in proposed subdivisions	1	-	2	1	4	-	1	-	1	10
Lots approved for development	1	-	2	2	4	-	1	-	1	11
Registered lots unserviced	1	-	1	3	4	-	1	-	-	10
Registered lots, serviced	1	-	1	4	4	-	1	1	1	13
Lots under construction	1	-	1	2	3	-	1	-	-	8
Lots built, but unoccupied	-	-	-	-	1	-	-	-	-	1
Categories not yet determined	-	-	-	-	-	-	-	-	1	1
TOTAL RESPONDENTS	1	-	2	5	4	-	1	1	2	16
Number of Municipalities planning to Conduct Residential Lot Inventories	1	-	2	5	4	-	1	1	2	16

Table 16

TYPES OF HOUSING CLASSIFICATIONS
MUNICIPALITIES PLAN TO USE IN CONDUCTING LOT INVENTORIES

TYPE	NFLD.	N.B.	N.S.*	P.Q.*	ONT.*	MAN.	SASK.	ALTA.	B.C.*	NATIONAL TOTAL
Very Basic (high, medium, low)	-	-	-	2	3	-	-	-	-	5
CMHC standard (single, semi, row, apartment)	1	-	1	-	3	-	1	-	2	8
Zoning categories (R1,R2,R3, etc.)	-	-	2	3	2	-	-	1	1	9
More elaborate system	-	-	1	1	1	-	-	-	-	3
TOTAL RESPONDENTS	1	-	2	5	4	-	1	1	2	16
Number of Municipalities planning to Conduct a Residential Lot Inventory in Future	1	-	2	5	4	-	1	1	2	16

* More than one classification system is being used by some municipalities.

Municipalities which were not planning to conduct inventories were asked about their reasons. The most prevalent response is that there is no necessity for the survey, since these cities are almost completely built up.

5.0 SUMMARY AND CONCLUSION

According to the 87 large municipalities surveyed in this study, raw land and lot inventory surveys are widely used as a tool for managing the supply of residential development land. Over two-thirds of these municipalities carry out one or both of these surveys, with clear aims for the improvement of the subdivision approval process and infrastructure planning.

The majority of the surveys are a fairly recent phenomena, originating within the last 10 years for the most part, probably in response to rising land prices in the 1970's. In addition, the survey shows that municipal land inventory surveys are more common in western and central Canada than in the Atlantic region.

About 90 percent of the municipalities which conduct lot inventories do so continually or regularly while only 74 percent of the municipalities conduct a survey of the raw land inventory regularly.

The most common reason given by municipalities for conducting lot inventories is to assist in infrastructure planning. Two other strong reasons are to pinpoint shortages in the land supply and to provide input for making subdivision approval decisions. Several methods of analysis are used to examine the data provided by these surveys. Most of them compare the current state of land in a category with the recent takeup in that category.

Although one-third of the municipalities surveyed are not undertaking land inventory surveys at the present, over one-half of them plan to begin inventory surveys in the near future, and most of the remainder are central city jurisdictions having a limited amount of undeveloped land.

This study has found that there is a high degree of interest among Canadian municipalities in managing residential land development through municipal raw land and lot inventory surveys.

APPENDIX A

SURVEY OF THE USE OF MUNICIPAL LOT INVENTORIES FOR RESIDENTIAL LAND SUPPLY MANAGEMENT

English Version

BIN 28561-4

(Aussi disponible en français)

SURVEY OF THE USE OF MUNICIPAL LOT INVENTORIES FOR RESIDENTIAL LAND SUPPLY MANAGEMENT

This survey is being mailed to the Directors of Planning of all Canadian municipalities with populations over 50 000. Its purpose is to determine the extent to which municipalities maintain regular records of residential land and lots at various stages of the urban land supply process, including planning stages, subdivision approval and development stages. In this survey, "inventory" means a record or monitor of all land or lots in the supply process - not merely of those lands owned by the municipality for development purposes.

The survey forms part of a larger project initiated by the Research Division of Canada Mortgage and Housing Corporation to examine current municipal land supply management practices in Canada. The goal of the overall project is to contribute to the understanding of municipal capabilities to optimize public investment in the production of residential land. In an era of changing demand, it is intended that the project will consolidate and disseminate knowledge about current practices and techniques used in the management of the urban land supply process.

Municipality: _____

Population: _____ (1981 Census or more recent)

Name of Respondent: _____

Position: _____

Telephone Number: (____) _____

SURVEY QUESTIONNAIRE

1. Does your municipality conduct an inventory of <u>raw land</u> in potential residential development areas?

   ☐ YES
   - a) What year did it start? 19____
   - b) How often is it updated?
     - regularly (monthly, quarterly, etc.) _____
     - irregularly (give dates of last 4 updates)

       _____, _____, _____, _____

   ☐ NO
   - c) Do you propose to conduct an inventory in the future?

     ☐ YES ☐ NO

2. Does your municipality conduct an inventory of <u>residential lots</u> or sites for multiple housing, in subdivisions to be developed?

   ☐ YES ☐ NO

IF YOU ANSWERED "YES" TO QUESTION 2, COMPLETE PART I FOLLOWING.
IF YOU ANSWERED "NO", GO DIRECTLY TO PART II (PAGE 5), QUESTION 13.

PART I: INVENTORIES OF RESIDENTIAL SUBDIVISION DEVELOPMENT LOTS

3. What was the first year monitored by the lot inventory? 19____

4. Are the lots categorized by their stage of development?

☐ YES ☐ NO, **GO TO QUESTION 5**

If response is "YES", please check each category which is reported separately.

Development Stages

☐ lots/units in subdivision plans under development application

☐ lots/units approved for development

☐ registered, unserviced lots/units

☐ registered, serviced lots/units

☐ lots/units under construction

☐ other (please elaborate)_____

_____

_____

5. Are the lots categorized by the type of housing unit for which they are intended/zoned?

☐ YES ☐ NO, **GO TO QUESTION 6**

If response is "YES", please check the type of housing classification which is most similiar to the one used by your municipality. (If none of these is similiar to your classifications, please describe your main classifications in "other").

Type of Housing Classification

☐ very basic (e.g. High, Medium, Low Density)

☐ CMHC Standard (e.g. single, semi, row, apartment)

☐ zoning categories (e.g. R1, R2, R3, etc.)

☐ more elaborate system (e.g. singles at 9.1m (30'), 12.2m (40'), 13.7m (45'), etc. frontages)

☐ other (please elaborate)_____

_____

_____

6. How frequently are reports from the inventory

	a) Produced for internal use?	b) Made available to the public?
not at all	_____	_____
regularly (times) per three years)	_____	_____
irregular (give dates of last four reports)	_____	_____
	_____	_____

7. How frequently is the inventory updated?

☐ continually?

☐ periodically? - regular (times per 3 years) _____

- irregular (give dates of last 4 updates) _____, _____, _____, _____

8. Is the lot inventory used to assist in subdivision approval decisions by:

(a) assessing the inventory of undeveloped lots against recent absorption rates.

☐ YES ☐ NO

(b) assessing the inventory of undeveloped lots in the same subregional sector as the proposed subdivision, against sectoral absorption rates.

☐ YES ☐ NO

(c) assessing the inventory of undeveloped lots of the type in the proposed subdivision, against recent absorption of that lot type.

☐ YES ☐ NO

(d) assessing the inventory and absorption of the particular lot type, in the particular subregion.

☐ YES ☐ NO

(e) other supply assessments (please outline briefly):

_____

_____

_____

9. Is the lot inventory used to assist in infrastructure planning by:

(a) assessing subregional patterns in the rates at which development areas are built up.

☐ YES ☐ NO

(b) projecting future take-up of services for the entire region.

☐ YES ☐ NO

(c) projecting future take-up of services for various subregional sectors.

☐ YES ☐ NO

(d) other servicing assessments (please outline briefly):

_____

_____

_____

_____

10. Is the lot inventory used to identify bottlenecks or shortages within the subdivision approval process by:

    (a) a "flow-through" analysis of the take-up of lots through the various stages recorded in the inventory.

    ☐ YES ☐ NO

    (b) a "flow-through" analysis, as in a), of the main subregional growth areas.

    ☐ YES ☐ NO

    (c) an assessment of the quantity of lots in each stage, against "rules of thumb" for adequacy.

    ☐ YES ☐ NO

    (d) an assessment of the quantities, as in c), disaggregated to the main subregional growth areas.

    ☐ YES ☐ NO

    (e) other process assessments (please outline briefly):

    _____
    _____
    _____

11. Can you describe other uses which you make of the inventory, in addition to those we have identified in Questions 8, 9, and 10 preceding?

    _____
    _____
    _____

12. Do local developers make use of the data in your lot inventory?

    a) to prepare briefs about the approval process ☐ YES ☐ NO

    b) to support applications for zoning change ☐ YES ☐ NO

    c) to determine what is selling best ☐ YES ☐ NO

    d) to identify their competition ☐ YES ☐ NO

GO ON TO PART III, QUESTION 18.

PART II: PLANS FOR FUTURE INVENTORIES

13. Is your municipality planning to begin conducting a lot inventory?

☐ YES ☐ NO

If response is "NO", go to Question 16. If "YES", please answer 14 and 15.

14. What would be the purpose(s) of your lot inventory?

a) assisting in subdivision approval decisions ☐ YES ☐ NO

b) assisting in infrastructure planning ☐ YES ☐ NO

c) identifying bottlenecks or shortages in subdivision processing ☐ YES ☐ NO

d) assisting local industry in planning and marketing ☐ YES ☐ NO

e) other purposes (please outline briefly):

_____

_____

_____

15. How would the lot inventory be categorized?

(a) Development Stage Categories:

1. Lots in proposed subdivisions ☐ YES ☐ NO
2. Lots approved for development ☐ YES ☐ NO
3. Registered lots, unserviced ☐ YES ☐ NO
4. Registered lots, serviced ☐ YES ☐ NO
5. Lots under construction ☐ YES ☐ NO
6. Other (please elaborate)

_____

_____

_____

_____

(b) Housing Type Classifications **Please check the type of housing classification which is most similar to the one intended for your municipality**

1. Very basic (high, medium, low) ☐ YES ☐ NO
2. CMHC standard (single, semi, row, apartment) ☐ YES ☐ NO
3. Zoning Categories (R1, R2, R3 etc.) ☐ YES ☐ NO
4. More elaborate (singles at 9.1 m (30'), 12.2 m (40'), etc. frontages) ☐ YES ☐ NO
5. Other (please elaborate)

_____
_____
_____
_____

GO ON TO PART III, QUESTION 18.

16. Would you use an inventory of lots in your municipality, if one were available?

☐ YES ☐ NO

17. If your municipality is not intending to conduct a lot inventory, could you briefly explain why not?

_____
_____
_____
_____

PART III: CONCLUSION

18. Are you interested in being informed about the results of this survey?

☐ YES ☐ NO

If "YES", please provide your mailing address.

Name: _____

Address: _____
_____
_____

19. If you have any comments on the survey, or on other aspects of land supply monitoring, please elaborate below.

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

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Research Division
Canada Mortgage and Housing Corporation
January, 1984

APPENDIX B

ENQUÊTE SUR L'USAGE DES STOCKS DE TERRAINS DEVELOPPABLES
DANS LES MUNICIPALITES POUR LA REGULATION DE L'OFFRE DE TERRAINS
DESTINES A LA CONSTRUCTION RESIDENTIELLE

French Version

ENQUÊTE SUR L'USAGE DES STOCKS DE TERRAINS DÉVELOPPABLES DANS LES MUNICIPALITÉS POUR LA RÉGULATION DE L'OFFRE DE TERRAINS DESTINÉS À LA CONSTRUCTION RÉSIDENTIELLE

La présente enquête s'étend aux directeurs d'urbanisme, de toutes les municipalités du Canada qui comptent plus de 50 000 habitants. Elle a pour but de déterminer dans quelle mesure les municipalités consignent régulièrement dans leurs registres les terrains et lots résidentiels disponibles, au fur et à mesure du processus d'aménagement foncier, notamment aux stades de la planification, de l'approbation des lotissements et de phases de développement. Aux fins de l'enquête, le terme "inventaire" englobe la totalité des terrains ou lots qui entrent dans le processus d'offre des terrains et ne se limite pas uniquement aux terrains que détient la municipalité à des fins de développement urbain.

Cette enquête fait partie d'un plus vaste projet entrepris par la Société canadienne d'hypothèques et de logement et dont l'objet est d'examiner à fond les modes de régulation de l'offre de terrains dans les municipalités du Canada. Dans cette entreprise, notre objectif ultime est de permettre aux municipalités de favoriser le meilleur usage possible des deniers publics qui servent à l'aménagement des terrains résidentiels, en période de fluctuation de la demande. Notre intention est de regrouper toutes les connaissances à ce jour, en ce qui concerne les méthodes et techniques de régulation de l'offre de terrains.

Municipalité: _____

Population: _____ (Recensement de 1981, ou plus récent)

Nom du répondant: _____

Poste: _____

Téléphone: (____) _____

QUESTIONNAIRE

1. Votre municipalité, tient-elle l'inventaire des terrains vacants situées dans des secteurs où l'expansion résidentielle est possible?

☐ OUI

a) Depuis quand? 19____

b) A quelle fréquence est-il mis à jour?

- régulièrement (mensuellement, trimestriellement, etc.) _____
- irrégulièrement (donner les dates des 4 dernières mises à jour)

_____, _____, _____, _____

☐ NON

c) Vous proposez-vous d'en faire l'inventaire dans l'avenir?

☐ OUI ☐ NON

2. Votre municipalité tient-elle l'inventaire des lots ou emplacements résidentiels situés dans des lotissements destinés à être utilisés pour construction des logements collectifs?

☐ OUI ☐ NON

DANS L'AFFIRMATIVE, RÉPONDRE AUX QUESTIONS DE LA PARTIE I CI-DESSOUS. SINON, PASSER DIRECTEMENT À LA QUESTION 13, PARTIE II PAGE 5.

PARTIE I: INVENTAIRE DES STOCKS DE LOTS RÉSIDENTIELS

3. Quelle a été la première année de l'inventaire? 19____

4. Les lots, sont-ils catégorisés selon le stade de l'aménagement?

☐ OUI ☐ NON, **PASSER À LA QUESTION 5**

Dans l'affirmative, marquer chaque catégorie distincte.

Stades de développement

☐ lots/terrains en voie de lotissement

☐ loitissements cadastrés mais non-developpés

☐ lots/terrains cadastrés mais non-desservis

☐ lots/terrains cadastrés et desservis

☐ lots/terrains en construction

☐ autres (préciser)_____

_____

_____

5A. Les lots, sont-ils catégorisés par types d'habitation auxquels ils sont destinés ou zonés?

☐ OUI ☐ NON, **PASSER À LA QUESTION 6**

Dans l'affirmative, marquez le type de classification qui est la plus semblable à celle qui est utilisée (si aucune de ces classifications n'y ressemble, veuillez alors décrire vos principales classifications sous la rubrique: "autres").

Type de classification utilisé

☐ très générale (par ex. forte, moyenne, faible densité)

☐ SCHL (par ex. individuelle, jumélée, en rangée, immeuble d'appartements)

☐ catégories de zonage (par ex. R1, R2, R3, etc.)

☐ plus détaillée (par ex. individuelles à front de terrain de 9,1m (30 pi), 12,2 m (40 pi), 13,7 m (45 pi), etc.

☐ autres (préciser)_____

_____

_____

5B. Quel type de système d'enregistrement est utilisé pour l'inventaire?

☐ système informatique

☐ chiffres et graphiques

☐ cartes seulements

☐ autres ou combinaisons (veuillez décrire brièvement):_____

_____

_____

6. À quelle fréquence les rapports d'inventaires sont-ils

	a) produit pour l'usage interne?	b) mis à la disposition du public?
jamais	_____	_____
régulièrement (nombre de fois par période de trois ans)	_____	_____
irrégulièrement (donner les dates des 4 derniers rapports)	_____ _____	_____ _____

7. À quelle fréquence l'inventaires est-il mis à jour?

☐ d'une façon continue?

☐ périodiquement? - régulièrement (nombre de fois par période de 3 ans) _____
- irrégulièrement (donner la date des 4 dernières mises à jour) _____, _____, _____, _____

8. Est-ce que l'inventaire du stock des lots sert aux décisions d'approbation de lotissement, au moyen de:

(a) À L'ÉCHELLE DE LA MUNICIPALITÉ OU DE LA RÉGION

(i) d'une comparaison entre le stock actuel des lots disponibles, et le rythme d'utilisation récente des lots.

☐ OUI ☐ NON

(ii) d'une comparaison entre le stock actuel des lots non-aménagés destinés au même type d'habitations que celui proposé pour le lotissement, et le rythme récent d'utilisation des lots destinés à ce type d'habitation.

☐ OUI ☐ NON

(b) À L'ÉCHELLE DU SECTEUR OU EST SITUÉ LE LOTISSEMENT PROPOSÉ

(i) d'une comparaison entre le stock actuel des lots disponibles, et le rythme d'utilisation récente des lots.

☐ OUI ☐ NON

(ii) d'une comparaison entre le stock actuel des lots non-aménagés destinés au même type d'habitations que celui proposé pour le lotissement, et le rythme récent d'utilisation des lots destinés à ce type d'habitation.

☐ OUI ☐ NON

(c) ☐ autres modes d'estimation de l'offre (veuillez décrire brièvement):

_____
_____
_____

9. Est-ce que l'inventaire des lots sert à la planification des infrastructures en:

(a) estimant le rythme de dévellopement dans le secteur, à bâtir sur les terrains destinés à l'aménagement?

☐ OUI ☐ NON

(b) estimant quelles seront les tendances futures d'utilisation des services dans les municipalités ou la région?

☐ OUI ☐ NON

(c) estimant quelles seront les tendances futures d'utilisation des services de divers secteurs?

☐ OUI ☐ NON

(d) autres estimations relatives aux tendances d'utilisation des services (veuillez décrire brièvement).

_____

_____

_____

_____

10. L'inventaire des lots, sert-il à déceler les goulots d'étranglement ou lacunes qui interviennent dans le processus d'approbation des lotissements en vous permettant de:

(a) procéder, au fur et à mesure des différents stades de l'inventaire, à l'analyse systématique du rythme d'utilisation des lots?

☐ OUI ☐ NON

(b) procéder à l'analyse systématique, comme à l'alinéa a), des principales zones de croissances?

☐ OUI ☐ NON

(c) prendre en considération le nombre de lots, à chaque stade de l'inventaire, plutôt que de procéder par instinct?

☐ OUI ☐ NON

(d) prendre en considération le nombre de lots, comme à l'alinéa c), réparti entre les principales zones de croissance?

☐ OUI ☐ NON

(e) autres considérations au chapitre du processus d'approbation des lotissements (veuillez décrire brièvement):

_____

_____

_____

11. Pouvez-vous décrire les autres utilisations que vous faites de l'inventaire, en plus de celles suggérées aux questions 8, 9, et 10?

_____

_____

_____

12. Les promoteurs locaux, utilisent-ils votre inventaire des lots pour:

(a) préparer des mémoires pour critiquer le processus d'approbation? ☐ OUI ☐ NON

(b) appuyer les demandes de modification de zonage? ☐ OUI ☐ NON

(c) déterminer ce qui se vend le mieux? ☐ OUI ☐ NON

(d) identifier leurs compétiteurs? ☐ OUI ☐ NON

PASSER À LA QUESTION 18, PARTIE III.

PARTIE II: PROJETS D'INVENTAIRE

13. Votre municipalité, se propose-t-elle d'entreprendre un inventaire du stock des lots résidentiels?

☐ OUI ☐ NON

Si la réponse est "non", passer à la question 16. Si la réponse est "oui", répondre aux questions 14 et 15.

14. À quelle fin servira votre inventaire?

a) aider à la prise de décisions quant à l'approbation des lotissements ☐ OUI ☐ NON

b) aider à la planification des infrastructures ☐ OUI ☐ NON

c) déceler les entraves et les lacunes dans le processus de lotissement ☐ OUI ☐ NON

d) conseiller l'industrie locale en matière de planification et de commercialisation ☐ OUI ☐ NON

e) autres fins (expliquer brièvement)

_____

_____

_____

15. Comment les lots seront-ils catégorisés aux fins de l'inventaire?

(a) Catégories fondées sur le stade d'aménagement

1. Lots/terrains en voie de lotissement ☐ OUI ☐ NON
2. Lots/terrains cadastrés mais non-developpés ☐ OUI ☐ NON
3. Lots/terrains cadastrés mais non-desservis ☐ OUI ☐ NON
4. Lots/terrains cadastrés et desservis ☐ OUI ☐ NON
5. Lots/terrains en construction ☐ OUI ☐ NON
6. Autres (préciser)

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(b) catégories fondées sur le type d'habitation: **Indiquer s'il-vous-plait le mode de classement qui se rapproche le plus de celui qui est utilisé dans votre municipalité.**

1. Très général (ex. forte, moyenne, faible densité ☐ OUI ☐ NON
2. SCHL (ex. individuelle, jumelée, en rangée, immeuble d'appartements) ☐ OUI ☐ NON
3. Catégories de zonage (R1, R2, R3, etc.) ☐ OUI ☐ NON
4. Plus détaillé (ex. individuelles à front de terrain de 9,1m (30 pi), 12,2m (40 pi.), 13,7m (45 pi), etc.) ☐ OUI ☐ NON
5. Autres (préciser)

_____
_____
_____
_____

(c) Quel type de système d'enregistrement sera utilisé pour l'inventaire?

☐ système informatique
☐ chiffres et graphiques
☐ cartes seulements
☐ autres ou combinaisons (veuillez décrire brièvement):

_____
_____
_____
_____

PASSER À LA QUESTION 18, PARTIE III.

16. S'il y avait un inventaire du stock des lots résidentiels dans votre municipalité, l'utiliseriez-vous?

☐ OUI ☐ NON

17. Si votre municipalité n'a pas l'intention de dresser l'inventaire du stock de lots, pouvez-vous en donner brièvement le pourquoi?

_____
_____
_____
_____

PARTIE III: CONCLUSION

18. Êtes-vous interessé à connaître les résultats de cette enquête?

☐ OUI ☐ NON

Dans l'affirmative, veuillez donner votre adresse postale.

Nom: _____

Adresse: _____

_____

_____

19. Si vous avez des observations à faire au sujet de la présente enquête, ou à propos d'autres aspects des relevés de l'offre de terrains, veuillez les noter ci-dessous.

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Demandes de renseignements:

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APPENDIX C

LIST OF RESPONDENTS BY PROVINCE

Newfoundland

City of St. John's
St. John's Metropolitan Area Board

New Brunswick

City of Saint John

Nova Scotia

City of Dartmouth
City of Halifax
County of Halifax
Metropolitan Area Planning Commission

Quebec

Ville de Beauport
Ville de Charlesbourg
Ville de Chicoutimi
Ville de Gatineau
Ville de Hull
Ville de Jonquière
Ville de Laval
Ville de Montreal
Ville de Montreal Nord
Communauté Urbaine de Montréal
Communauté Regionale de l'Outaouais
Ville de Québec
Communauté Urbaine de Quebec
Ville de Saint-Laurent
Ville de Saint-Leonard
Ville de Sainte-Foy
Ville de Sherbrooke
Ville de Verdun

Ontario

City of Brampton
City of Brantford
City of Burlington
City of Cambridge
Regional Municipality of Durham
Borough of East York

City of Etobicoke
City of Gloucester
City of Guelph
Regional Municipality of Haldimond-Norfolk
Regional Municipality of Halton
City of Hamilton
Regional Municipality of Hamilton-Wentworth
City of Kingston
City of Kitchener
City of London
Town of Markham
Municipality of Metropolitan Toronto
City of Mississauga
Regional Municipality of Niagara
City of Niagara Falls
City of North Bay
City of North York
Town of Oakville
City of Oshawa
City of Ottawa
Regional Municipality of Ottawa-Carleton
Regional Municipality of Peel
City of Peterborough
Town of Pickering
City of Sarnia
City of Scarborough
City of St. Catharines
Regional Municipality of Sudbury
City of Thunder Bay
City of Toronto
City of Waterloo
Regional Municipality of Waterloo
City of Windsor
City of York
Regional Municipality of York

Manitoba

City of Winnipeg

Saskatchewan

City of Regina
City of Saskatoon

Alberta

City of Calgary
City of Edmonton
Edmonton Metropolitan Region
City of Lethbridge
City of Red Deer

British Columbia

District of Burnaby
Capital Regional District
District of Coquitlam
Corporation of Delta
Greater Vancouver Regional District
City of Kamloops
City of Kelowna
District of North Vancouver
City of Prince George
Township of Richmond
District of Saanich
District of Surrey
City of Victoria